

The Chairman, Ted Dziurman, called the meeting of the Building Code Board of Appeals to order at 8:30 A.M., on Wednesday, May 7, 2003.

PRESENT: Ted Dziurman
Rick Kessler
Bill Nelson
Tim Richnak
Frank Zuazo

ALSO PRESENT: Mark Stimac
Ginny Norvell
Pam Pasternak

ITEM #1 – APPROVAL OF MINUTES – MEETING OF MARCH 19, 2003

Motion by Kessler
Supported by Richnak

MOVED, to approve the minutes of the meeting of March 19, 2003 as written.

Yeas: All – 5

MOTION TO APPROVE MINUTES OF MARCH 19, 2003 CARRIED

ITEM #2 – VARIANCE REQUEST. KESSIE KALTOUNIS, REPRESENTING ST. NICHOLAS GREEK ORTHODOX CHURCH, 760 W. WATTLES, for relief of Chapter 78 to put up 30 off-site signs to advertise the upcoming OPA Festival.

Mr. Stimac explained that the petitioner is requesting relief of Chapter 78 to put up 30 off-site signs to advertise the upcoming OPA Festival, from June 23, 2003 through June 29, 2003. Section 14.03 of the Sign Ordinance limits the number of off-site signs to four (4).

Kessie Kaltounis was present and stated that this request is the same as the request they have made in previous years.

The Public Hearing was opened. No one wished to be heard and the Public Hearing was closed.

There are no written objections or approvals on file.

Motion by Richnak
Supported by Nelson

MOVED, to grant Kessie Kaltounis, representing St. Nicholas Greek Orthodox Church, 760 W. Wattles, relief of Chapter 78 to put up 30 off-site signs to advertise the upcoming OPA Festival.

- Conditions remain the same.
- There are no complaints or objections on file.

ITEM #2 – con't.

Yeas: All – 5

MOTION TO GRANT REQUEST CARRIED

The Chairman moved Items #3, #4 and #5 to the end of the agenda to allow the petitioner the opportunity to be present.

ITEM #6 – VARIANCE REQUEST. AVER SIGN COMPANY, ON BEHALF OF MARATHON OIL, 1489 E. MAPLE, for relief of the Sign Ordinance to replace the existing ground sign.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to replace the existing ground sign. The site plan submitted indicates an 86 square foot sign, 20' in height and setback 4' from the East Maple Right of Way. Section 9.02.04 A, of the Ordinance requires that a sign this height and size be setback 20' from the Right of Way. The existing ground sign being replaced is 96 square feet, 20 feet in height, and is located approximately 2 feet from the Maple Road Right of Way.

Mr. Terry Ulch of Aver Sign Company was present and stated that the new sign would be smaller than the existing sign.

Mr. Richnak asked if the original sign required a variance and Ginny Norvell stated that at the time the original sign was installed it was in compliance; however, the Ordinance has changed and a variance is required for this sign.

The Public Hearing was opened. No one wished to be heard and the Public Hearing was closed.

There are no written complaints or objections on file.

Motion by Kessler
Supported by Nelson

MOVED, to grant Aver Sign Company, on behalf of Marathon Oil, 1489 E. Maple, relief of the Sign Ordinance to replace the existing ground sign setback 4' from the East Maple Right of Way.

- The new sign is, in fact, smaller than the existing sign.
- The new sign will be setback further than the existing sign.
- Variance is not contrary to public interest.
- Variance will not have an adverse effect on surrounding property.

Yeas: All – 5

ITEM #6 – con't.

MOTION TO GRANT VARIANCE CARRIED.

ITEM #3 – VARIANCE REQUEST. JANELL GLEESON-GILARDONE, REPRESENTING LIBERTY PROPERTY TRUST, 1600 E. BIG BEAVER, for relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver Right of Way and at a zero setback from the Bellingham Right of Way.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver Right of Way and at a zero setback from the Bellingham Right of Way. The property in question is in the M-1 (Light Industrial) Zoning District. This sign is intended to identify the entrance to the adjacent Big Beaver Business Park. The sign is designed in a semi-circular pattern, however we have calculated the area of the sign as if laid out flat. Section 9.02.05 A, of the Sign Ordinance limits the size of ground signs to 100 square feet. Section 9.01, Table A of the Ordinance requires that signs be placed with at least a 10' setback from any Right of Way. The site plan submitted shows placement of the sign with a 20' setback from the Big Beaver Right of Way; however, with a zero setback from the Bellingham Right of Way.

Janell Gleeson-Gilardone was present and stated that the new sign would allow greater visibility for on coming traffic and would in fact result in greater safety as greater visibility would allow more time for traffic to make their turn into the Business Park.

The Public Hearing was opened. No one wished to be heard and the Public Hearing was closed.

There are no written objections or approvals on file.

Mr. Richnak asked if there was anything in the Ordinance that covers signage for Industrial Zoned parks. Mr. Stimac said that the Ordinance covers signage for residential subdivision entranceway signs, but that there is nothing in the Ordinance to cover industrial subdivision signs.

Mr. Richnak then asked if there were other sites in Troy, which has identifying signs. Mr. Stimac said there was the Robbins Executive Park West, and Ms. Norvell also pointed out that there were signs at the Northfield Hills Corporate Center.

Ms. Gilardone explained that although the entire sign is 131 square feet, only the center portion, made of anodized aluminum, would carry any wording. She also noted that the reason they need to place the sign in this location is so that it would be symmetrical with the sign across the street. The location of that sign is very restricted due to existing easements.

ITEM #3 – con't.

Mr. Richnak asked what they were going to do with the existing retaining wall and Ms. Gilardone indicated that the wall would be removed. Ms. Gilardone also indicated that she had included an artist rendering of what the project would look like when it was completed. Ms. Gilardone also indicated that the size of the proposed sign would be significantly smaller than the existing retaining wall.

Motion by Kessler
Supported by Richnak

Moved, to grant Janell Gleeson-Gilardone, Representing Liberty Trust, 1600 E. Big Beaver, relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver Right of Way and at a zero setback from the Bellingham Right of Way.

- The actual message area of the sign is less than 100 square feet.
- New sign will allow greater visibility to on coming traffic.
- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

Yeas: All – 5

MOTION TO GRANT REQUEST CARRIED

ITEM #4 - VARIANCE REQUEST. JANELL GLEESON-GILARDONE, REPRESENTING LIBERTY PROPERTY TRUST, 1750 E. BIG BEAVER, for relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver Right of Way.

Mr. Stimac explained that the petitioner is requesting relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver Right of Way. The property in question is in the R-C (Research Center) Zoning District. This sign is intended to identify the entrance to the Big Beaver Business Park. The sign is designed in a semi-circular pattern, however we have calculated the area of the sign as if laid out flat. Section 9.02.03, B of the Sign Ordinance requires signs of this size to be a minimum of 30 feet from the road Right of Way. In addition, the Ordinance limits the site to one primary ground sign. There is already a 96 square foot ground sign identifying the office building on the site.

Janell Gleeson-Gilardone was present and stated that they wished to put this sign to identify this building and would be placed equi-distant from the sign erected at 1600 E. Big Beaver. Ms. Gilardone stated that this would create greater visibility for traffic coming from either the east or west side of Big Beaver. Ms. Gilardone also explained that the existing construction sign would be removed once construction was completed and this ground sign would be installed.

ITEM #4 – con't.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written complaints or approvals on file.

Mr. Richnak stated that he had noticed that with all the easements this site is limited on space to locate a sign and also that there exists a drainage swale. Mr. Richnak asked what the plans were for this area. Ms. Gilardone said that they plan to bring the sign up to ground level, however, will maintain the swale.

Mr. Stimac indicated that although after removal of the other ground sign this site could have a sign of this size, the appeal was written in such a way that the building on the site would still be able to have there own ground sign to identify the building and not be burdened by the entranceway sign.

Motion by Richnak
Supported by Kessler

MOVED, to grant Janell Gleeson-Gilardone, representing Liberty Property Trust, 1750 E. Big Beaver, relief of the Sign Ordinance to install a 131 square foot ground sign, placed at a 20' setback from the Big Beaver Right of Way.

- Locations of existing easements make locating the sign difficult.
- The area of the entranceway sign should not preclude the building on this site from having their own identification sign.
- Variance would not be contrary to public interest.
- Variance will not have an adverse effect to surrounding property.

Yeas: 4 – Nelson, Richnak, Zuazo, Kessler
Nays: 1 – Dziurman

MOTION TO GRANT VARIANCE CARRIED

ITEM #5 – VARIANCE REQUEST. ASI SIGNS SYSTEMS, 2600 BELLINGHAM, for relief of the Ordinance to install a second ground sign, which is 21 square feet in size at 2600 Bellingham.

Mr. Stimac explained that the petitioner is requesting relief of the Ordinance to install a second ground sign, which is 21 square feet in size at 2600 Bellingham. Section 9.02.05, A of the Sign Ordinance limits this site to one ground sign, up to a maximum of 100 square feet. A 30 square foot ground sign already exists on this site.

Ms. Janell Gleeson-Gilardone stated she was representing ASI Signs Systems and Liberty Property Trust. Ms. Gilardone indicated that they wished to install this sign in

ITEM #5 – con't.

order to identify a second major tenant. Ms. Gilardone also said that with the installation of this second ground sign they would still be 49 square feet less than what is allowed by the Ordinance. This sign would be located in the area of the flowerbeds and would indicate a private entrance for this tenant. Ms. Gilardone further stated that they feel a wall sign would detract from the aesthetics of the park, and a ground sign would be more in keeping with the area.

The Chairman opened the Public Hearing. No one wished to be heard and the Public Hearing was closed.

There are no written approvals or objections on file.

Motion by Nelson
Supported by Kessler

MOVED, to grant ASI Signs Systems, 2600 Bellingham, relief of the Ordinance to install a second ground sign, which is 21 square feet in size.

- The total area of ground signs is still half of what is allowed by ordinance.
- Variance is not contrary to public interest.
- Variance will not have an adverse effect to surrounding property.
- There are no complaints or objections on file.

Yeas: All – 5

MOTION TO GRANT VARIANCE CARRIED

Mr. Stimac took a poll to determine if the July 2, 2003 meeting should be changed but the majority of members indicated that they would be able to attend that meeting.

The Building Code Board of Appeals meeting adjourned at 8:55 A.M.

MS/pp